



**REDEVELOPMENT AGENCY AGENDA**  
**MEETING OF: AUGUST 4, 2004**

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- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 11:27 A.M.

**PRESENT:** CHAIRMAN GOODMAN and MEMBERS REESE, WEEKLY, MACK, MONCRIEF, and WOLFSON

**EXCUSED:** MEMBER BROWN

**ALSO PRESENT:** DOUG SELBY, Executive Director, BRADFORD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge  
Court Clerk's Office Bulletin Board, City Hall Plaza  
Las Vegas Library, 833 Las Vegas Boulevard North  
Clark County Government Center, 500 So. Grand Central Parkway  
Grant Sawyer Building, 555 E. Washington Avenue

(11:27)

**2-1829**

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: AUGUST 4, 2004**

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: SCOTT D. ADAMS**

**SUBJECT:**

REPORT AND POSSIBLE ACTION REGARDING REDVELOPMENT AGENCY PROJECTS CURRENTLY UNDER CONTRACT - WARDS 1, 3 AND 5 (MONCRIEF, REESE AND WEEKLY)

**Fiscal Impact**

<input checked="" type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b>
<input type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b>
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b>

**PURPOSE/BACKGROUND:**

To update the Redevelopment Agency Board on Redevelopment Agency projects currently under binding contracts with owners, developers, and consultants, and to receive input from the Redevelopment Agency Board on the progress of projects as warranted.

**RECOMMENDATION:**

Report only; no action required

**BACKUP DOCUMENTATION:**

Submitted at meeting: hardcopy of scripted PowerPoint presentation

**MOTION:**

**None required. A report was given.**

**MINUTES:**

STEVEN VAN GORP, Office of Business Development, gave a detailed PowerPoint presentation, a copy of which is included in these minutes.

MEMBER REESE felt it is very important for staff to offer assistance to a chain grocery store to come into the downtown area because there is a huge need, especially with all the intended residential units in the downtown area. MR. VAN GORP indicated that staff is trying to attract a small urban market, such as Whole Foods, that might be comfortable coming into an urban environment. The Fifth Street School site is being considered as an appropriate site to offer. He assured MEMBER REESE that staff will continued to work on this.

MR. VAN GORP introduced RICH GUSTAFSON, President, and ALEX BEATON, Project Manager, of CityMark Development, LLC, who gave the CityMark project presentation under this matter because their plane was late and could not make it in time for Item 71 of the 8/4/2004 Council meeting.

REDEVELOPMENT AGENCY MEETING OF AUGUST 4, 2004

Business Development

Item 1 - REPORT AND POSSIBLE ACTION REGARDING REDVELOPMENT AGENCY PROJECTS CURRENTLY UNDER CONTRACT - WARDS 1, 3 AND 5 (MONCRIEF, REESE AND WEEKLY

**MINUTES – Continued:**

MR. GUSTAFSON mentioned that CityMark was one of the pioneering companies in the redevelopment efforts of Downtown San Diego. When he saw the Request for Proposal (RFP) for the CityMark project, he knew it was right down the company's alley. The economic vitality and the enthusiasm of the Mayor and the Council in Downtown Las Vegas motivated him even more to do a project in Downtown Las Vegas. He pointed out that CityMark does not build high-rise projects. Their projects are closer to the street so that people on the street feel safer and bring energy to the shops, cafes, etc.

MR. GUSTAFSON continued and described the project. It consists of 319 units and about 14,000 square feet of retail space with shopkeeper units, which has been very successful in San Diego because it allows small business starters to reside above their businesses. He indicated that because of the soil condition on the site, parking would have to be provided at grade level and will be constructed in the center of the project surrounded by the residential units on all four sides and out of view from the public. He explained that the extension on the negotiating period was requested to allow time to redesign the project with the parking above ground. He showed a perspective of the project on the overhead.

CHAIR GOODMAN asked if the entire project would be built at the same time and when it would be completed. MR. GUSTAFSON replied that it would most likely go up at the same time. It should be erected in about nine months and fully completed within about 26 months.

MR. VAN GORP finished up his PowerPoint presentation.

CHAIR GOODMAN suggested staff contact SUMMER HOLLINGSWORTH with the Nevada Development Authority (NDA) regarding any serious interest in a call center. MR. VAN GORP indicated that staff has already made contact with NDA.

Regarding the site at 601 Fremont Street, MEMBER WEEKLY asked if the intent is to move away from a mixed-use project. MR. GORP answered that the potential developers have submitted mixed-use projects. Staff, in conjunction with the City Manager's Office, is gearing up to sort out the two proposals. They all include an entertainment component on the ground level, with mixed-uses on the upper floors. An informed recommendation will be forthcoming.

MEMBER MACK asked if the previous group of developers are interested in coming back with a different project. CITY MANAGER SELBY indicated that they offered a counter proposal, but it did not meet the commitment to the entertainment venues the City is seeking. MEMBER MACK stated that the type of entertainment venues the business owners along Fremont Street

REDEVELOPMENT AGENCY MEETING OF AUGUST 4, 2004

Business Development

Item 1 - REPORT AND POSSIBLE ACTION REGARDING REDVELOPMENT AGENCY PROJECTS CURRENTLY UNDER CONTRACT - WARDS 1, 3 AND 5 (MONCRIEF, REESE AND WEEKLY

**MINUTES – Continued:**

want are great; however, some times projects have to start small and work up. CHAIR GOODMAN opined that had discussions continued with the previous developers 601 Fremont would have ended up with a residential component. Perhaps this group will satisfy the desired entertainment component.

NOTE: MEMBER WEEKLY directed that all the Agency members be fully briefed before any presentation is made on a project for the site at 601 Fremont Street. CITY MANAGER SELBY recommended presentations similar to those given by the previous developers.

(11:27 – 11:54)

**2-1838**

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: AUGUST 4, 2004**

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: SCOTT D. ADAMS**

**SUBJECT:**

DISCUSSION AND POSSIBLE ACTION REGARDING ACCEPTANCE OF A TRANSFER OF TITLE BY QUITCLAIM DEED TO THE REDEVELOPMENT AGENCY FROM THE CITY OF LAS VEGAS FOR THE HISTORIC FIFTH STREET SCHOOL BUILDING AND SITE (APN 139-34-303-001) - WARD 1 (MONCRIEF) [NOTE: THIS ITEM IS RELATED TO COUNCIL ITEM #46]

**Fiscal Impact**

<input checked="" type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b>
<input type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b>
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b>

**PURPOSE/BACKGROUND:**

The Redevelopment Agency Board has allocated up to \$1,000,000 in Redevelopment Special Project Funds during FY 2005 toward the renovation and reuse of the historic Fifth Street School building and site as a commercial retail and academic campus in the heart of the Office District. Given that the Redevelopment Agency will manage the property and future investments in it, staff feels that it is appropriate to accept title to the real property and manage it as a redevelopment asset for the community.

**RECOMMENDATION:**

Authorize the Redevelopment Agency to accept Quitclaim Deed.

**BACKUP DOCUMENTATION:**

Quitclaim Deed

**MOTION:**

**MONCRIEF – APPROVED as recommended – UNANIMOUS with BROWN excused**

**MINUTES:**

SCOTT ADAMS, Director, Office of Business Development, explained approval of this matter allows the use of the allocated funds towards the revitalization and redevelopment of the school. It requires the approval of both the Redevelopment Agency and Council members.

Under Item 2 of the 8/4/2004 Council meeting, MAYOR GOODMAN mentioned that Item 46 would be trailed and heard with related Item 2 on the Redevelopment Agency agenda.

NOTE: Item 46 of the 8/4/2004 City Council meeting contains duplicate minutes.

(11:54 – 11:55)

**2-3033**

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: AUGUST 4, 2004**

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**DEPARTMENT: CITY CLERK**

**DIRECTOR: BARBARA JO (RONI) RONEMUS, SECRETARY TO THE AGENCY**

**SUBJECT:**

REPORT OF DECLARATIONS OF INTEREST IN PROPERTY LOCATED IN THE  
EXISTING REDEVELOPMENT AREAS

**Fiscal Impact**

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

**PURPOSE/BACKGROUND:**

The Nevada Community Redevelopment Law (NRS 279.454) requires any officer or employee of the City who participates in the formulation of or approval of plans or policies for the redevelopment area to disclose any direct or indirect financial interest he/she has in said property; and, if any officer or employee owns, purchases or acquires any interest in such property, they shall make a written disclosure of said interest on the minutes of both the City Council and the Redevelopment Agency.

**RECOMMENDATION:**

Report only. By receiving this report, the Agency acknowledges the names of those persons filing a Disclosure of Interest as indicated in Attachment C and that Attachment C is made part of the minutes of today's Redevelopment Agency Meeting.

**BACKUP DOCUMENTATION:**

1. Agenda Memo containing procedure used by Secretary to the Agency for appropriate filings
2. Distribution List (Attachment A)
3. Name and title of City employees submitting Disclosure of Interest forms (Attachment B)
4. Completed filings for those persons with an interest to declare (Attachment C)

**MOTION:**

**None required. A report was given.**

**MINUTES:**

CITY CLERK RONEMUS gave an overview of the information contained under the Purpose/Background section. This item, along with 8/4/2004 City Council Item No. 2 satisfies this requirement.

NOTE: Subsequent to this meeting, COUNCILWOMAN MONCRIEF submitted an updated Declaration of Interest that is listed under 8/4/2004 Council Item 2 and under this item.

(11:55 – 11:56)

**2-3152**

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: AUGUST 4, 2004**

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: SCOTT D. ADAMS**

**SUBJECT:**

DISCUSSION AND POSSIBLE ACTION TO RATIFY THE EXECUTION OF THE FOURTH AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH EDMOND TOWN CENTER, LLC, FOR PROPERTY LOCATED ON THE SOUTHWEST CORNER OF "H" STREET AND OWENS AVENUE, APN 139-28-503-024 - WARD 5 (WEEKLY)

**Fiscal Impact**

<input checked="" type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b>
<input type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b>
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b>

**PURPOSE/BACKGROUND:**

On July 21, 2004, the Redevelopment Agency directed staff to extend the deadline to resume construction to October 5, 2004, in consideration of an additional earnest deposit of \$80,000 and a proof of financing commitment letter which have been provided by Edmond Town Center, LLC. The Executive Director has executed the Fourth Amendment. This action will ratify the Executive Director's execution of the Fourth Amendment by the Redevelopment Agency Board of Directors.

**RECOMMENDATION:**

Approval.

**BACKUP DOCUMENTATION:**

1. Site Map
2. Disclosure of Principals
3. Fourth Amendment to the Disposition and Development Agreement
4. Proof of financing commitment letter

**MOTION:**

**GOODMAN – APPROVED as recommended – motion carried with WEEKLY and REESE voting NO and BROWN excused**

**MINUTES:**

SCOTT ADAMS, Director, Office of Business Development, gave an overview of the information contained under the Purpose/Background section. He recommended approval.

COUNCILMAN WEEKLY indicated that he continues to oppose this project.

NOTE: Subsequent to the meeting a verbatim transcript was made a part of the final minutes.

(11:56 – 11:58)  
2-3210

**AGENDA SUMMARY PAGE**  
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CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE REDEVELOPMENT AGENCY. NO SUBJECT MAY BE ACTED UPON BY THE REDEVELOPMENT AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

**MINUTES:**

TOM McGOWAN, Las Vegas resident, submitted his written comments regarding a three-page letter he submitted. Copies of both documents are made a part of these minutes.

The manager of the JT Mini Market appeared with his wife and complained about the lack of cooperation he has received from COUNCILMAN WEEKLY'S office regarding his petition to be able to sell beer and wine. He has had no problems with the Las Vegas Metropolitan Police Department and has a good relationship with the community, yet he is being denied the ability to sell beer and wine, which is greatly hindering his business.

RITA BANKHEAD appeared in support of JT Mini Market, stating that they are very good business owners and run their store like a family store. The manager is very accommodating to the surrounding residents. She would really like his business to succeed.

Before bringing up his issue with Marble Manor, JERRY NEAL, Marble Manor resident, expressed his support of JT Mini Market, stating that the store is good for the neighborhood. The manager runs a clean business and has a good attitude toward the community. MR. NEAL then complained about the Housing Authority trying to destroy Marble Manor. He believes that the Resident Council of Marble Manor is stealing money. He urged the Council's assistance in getting the Resident Council back on track.

BEATRICE TURNER, West Las Vegas resident, expressed her support for the sale of beer and wine at JT Mini Market, stating that the manager runs a clean operation. If a person does good business with the community, he/she should receive the support, respect, and assistance of the Council, especially when there are so many other businesses within the West Las Vegas community that have no respect for the customers.



# *City of Las Vegas*

REDEVELOPMENT AGENCY MEETING OF AUGUST 4, 2004  
Citizens Participation

**MINUTES – Continued:**

DOROTHY BARNES said that the Las Vegas community needs spiritual healing. She indicated that she would be marching in a demonstration at Nellis Air Force.

(11:58 – 12:13)

**2-3323/2-1**

**THE MEETING ADJOURNED AT 12:13 P.M.**

Respectfully submitted:\_\_\_\_\_

GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK

October 18, 2004

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**Barbara Jo Ronemus, Secretary**